

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Special Permit #1971

DATE: April 17, 2002

PROPOSAL Valcom Wireless Construction is proposing a 143' tall tower capable of accommodating five carriers, with requests for waivers to the fall zone and landscaping.

LAND AREA: Approximately .66 acres.

CONCLUSION: Located in the Cornhusker Highway corridor, the proposed tower is consistent with the existing development and land use pattern in this area. Given the existing development, the waivers to fall zone and landscaping are appropriate. However, all existing collocation opportunities must be eliminated for this request to meet the requirements of the Zoning Ordinance and be consistent with the Comprehensive Plan.

RECOMMENDATION:	Special Permit:	Deferral
	Waiver of the Fall Zone:	Deferral
	Waiver to Landscaping:	Deferral

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 80 I.T. and Lot 120 I.T., in the NE 1/4 of Section 8, T10N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Southwest of the intersection of Havelock Avenue and Cornhusker Highway.

OWNER: Bryant Heating and Air Conditioning
5401 Cornhusker Highway
Lincoln, NE 68504 (402)467-1111

**APPLICANT/
CONTACT:** Terence Jones
Valcom Wireless Corporation
14801 NW 126th Street
Malcolm, NE 68402 (402)416-4498

EXISTING ZONING: H-3 Highway Commercial

EXISTING LAND USE: Heating/Air Conditioning Contractor

SURROUNDING LAND USE AND ZONING:

North	Automobile Sales	H-3
South	BNSF Railroad, Goodyear Tire and Rubber	I-1
East	Vacant	I-1
West	Automobile Sales	H-3

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan's Land Use Plan designates this area for commercial land uses. The following goals from the Comprehensive Plan are applicable:

1. **Chapter III (A) pg. 37 - Goal #1** - Maximize opportunities for planned urban development which are sensitive to the natural qualities of the area, including land uses efficiently served by a balanced and energy efficient transportation system and community services and facilities.

2. **Chapter V (H) pg. 149 - Goal #1** - Continue to assure that Lincoln and Lancaster County are fully served by development of the "Information Superhighway".

ANALYSIS

OVERVIEW:

The applicant is Valcom Wireless Construction, a company that builds towers for the purpose of leasing space on their towers to wireless service providers. This request proposes a 143' tall monopole designed to accommodate up to five carriers. In this case, Alltel has demonstrated a need for coverage in this area and have indicated they intend to locate on the tower if approved.

The site of the proposed tower is within 21' of the south property line, and within 36' of the east property line. As a result, a waiver to the fall zone setback of 72' has been requested. A waiver to the Landscaping Design Standard for Broadcast Towers has also been requested.

STANDARDS FOR EVALUATION:

Conformity with the Comprehensive Plan.

1. While no goals specifically address communications towers, this proposal is consistent with goals that seek to preserve neighborhood character and encourage businesses that serve neighborhood residents, while minimizing intrusion as much as possible. Communications towers also allow for the development of the infrastructure to support emerging wireless technologies, and are consistent with the goal of ensuring the community is served by the 'Information Superhighway'.

Preference of site location in accordance with Chapter 27.68.080.

2. This application is considered a Preferred Location Site under Lincoln Municipal Code (LMC) Section 27.68.080(a)(4) - a site located on a commercially or industrially zoned property.

Compatibility with abutting property and land uses.

3. This request is located adjacent to the Cornhusker Highway corridor, one of Lincoln's major commercial/industrial corridors. In this area, there is a range of uses that includes automobile sales, wholesale suppliers, building contractors, the BNSF rail line, the Goodyear plant, and major power transmission lines. The highway parallels the BNSF rail line in this area, and the existing development reflects land uses that

historically have been deemed compatible with the railroad. These uses are also compatible with a broadcast tower.

Waivers of the fall zone from 72' to 21' to the south property line, and from 72' to 36' to the east property line are also being requested. Beyond the south property line lies vacated street right-of-way, followed by the railroad (located approximately 110' from the tower) and then the Goodyear plant. Beyond the east property line is an otherwise vacant tract except for intersecting power transmission lines. This tract is adjacent to the Havelock Avenue underpass and cannot likely be further developed. Given the surrounding development to the south and east, the waivers of the fall zone are appropriate.

Adverse impacts such as visual, environmental or noise impacts.

4. A waiver to the Design Standard for Landscaping for Broadcast Towers is also requested because the site is currently paved. The building on site is used as a shop facility by the heating and air contractor, and the paved area is used for parking company service vehicles. Additionally, there are several utility poles in the immediate area ranging from approximately 60' to 100' in height. Considering the nature of the surrounding industrial uses in the area and the existing power poles of similar scale, a waiver to the landscaping is appropriate.

Availability of suitable existing structures for antenna mounting.

5. Other potential sites for collocating antennas in this area include the existing power transmission line poles and the Goodyear plant. L.E.S. states that collocation on the existing power poles at this location is impractical due to inadequate lease area to accommodate equipment shelters, inadequate pole design for collocation, and the fact that the flow of electricity must be disrupted to allow wireless facilities to be serviced.

However, the application does not address the feasibility of collocation on Goodyear plant facilities. There are material storage elevators with an access/operating tower immediately south of this site. This is a possible collocation site for potentially multiple carriers. It is a requirement of LMC Chapter 27.63 that all collocation opportunities on existing facilities be examined and be eliminated from consideration before new facilities are allowed. The intent is to maximize the utility of existing facilities, and to reduce tower proliferation. Towers that are allowed in areas where other collocation opportunities exist are considered speculative towers (i.e. towers that compete to lease space to a limited number of carriers resulting in an inefficient use of facilities) and should not be allowed.

Scale of facility in relation to surrounding land uses.

6. The existing power transmission line poles and the Goodyear plant facilities are of a scale similar to the proposed tower.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. There is no negative impact on views, vistas, or historic structures/districts.

Color and finish.

8. The tower will have a galvanized finish consistent with LMC 27.68.100.

Ability to collocate.

9. The tower is designed to be collocatable, and can accommodate Alltel and four additional carriers. It is anticipated there are other wireless carriers that also need to provide coverage in this area, and that other applications to collocate will be submitted in the future.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The application attempts to minimize the visual impact at ground-level by locating the tower behind the building so the base of the tower and equipment cabinets are screened from view.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. The proposed site is a Preferred Location Site.

The applicant must demonstrate that there are no feasible opportunities for collocation on existing facilities in the area. For this reason, the recommendation is for deferral to allow the applicant time to accomplish this by eliminating the possibility of the Goodyear plant. Until this is done the application does not meet the requirements of the Zoning Ordinance and the Comprehensive Plan. However, if the Planning Commission chooses to approve this request as submitted, it should be subject to the following conditions:

CONDITIONS

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:

1.1.1 The height of the tower on Sheets C-4A and C-4C measured to the top of the tower, which includes any appurtenances.

1.1.2 All existing utility poles must be identified on Sheets C-4A and C-4C.

1.2 This approval authorizes a 143' tower and ground-based equipment cabinets consistent with the site plan submitted, for a period of 15 years with waivers to fall zone and the design standard for landscaping for broadcast towers.

2. General:

2.1 Prior to issuance of building permits:

2.1.1 A structural design analysis prepared by a licensed Nebraska engineer must be approved by the City showing structural integrity sufficient for five carriers.

2.1.2 A surety in an amount sufficient to guarantee removal of the applicant's facilities must be approved by the City Attorney.

2.1.3 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the required revisions and the plans are acceptable.

3. Standard:

3.1 The following conditions are applicable to all requests:

3.1.1 Before operating this personal wireless facility, all development and construction is to comply with the approved plans.

3.1.2 The personal wireless service provider shall comply at all times with the current applicable FCC and FAA standards and regulations, and any of those of other agencies of the federal government with authority to regulate towers and antennas.

3.1.3 All privately-owned improvements, including landscaping if required, are to be permanently maintained by the owner.

3.1.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

3.1.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

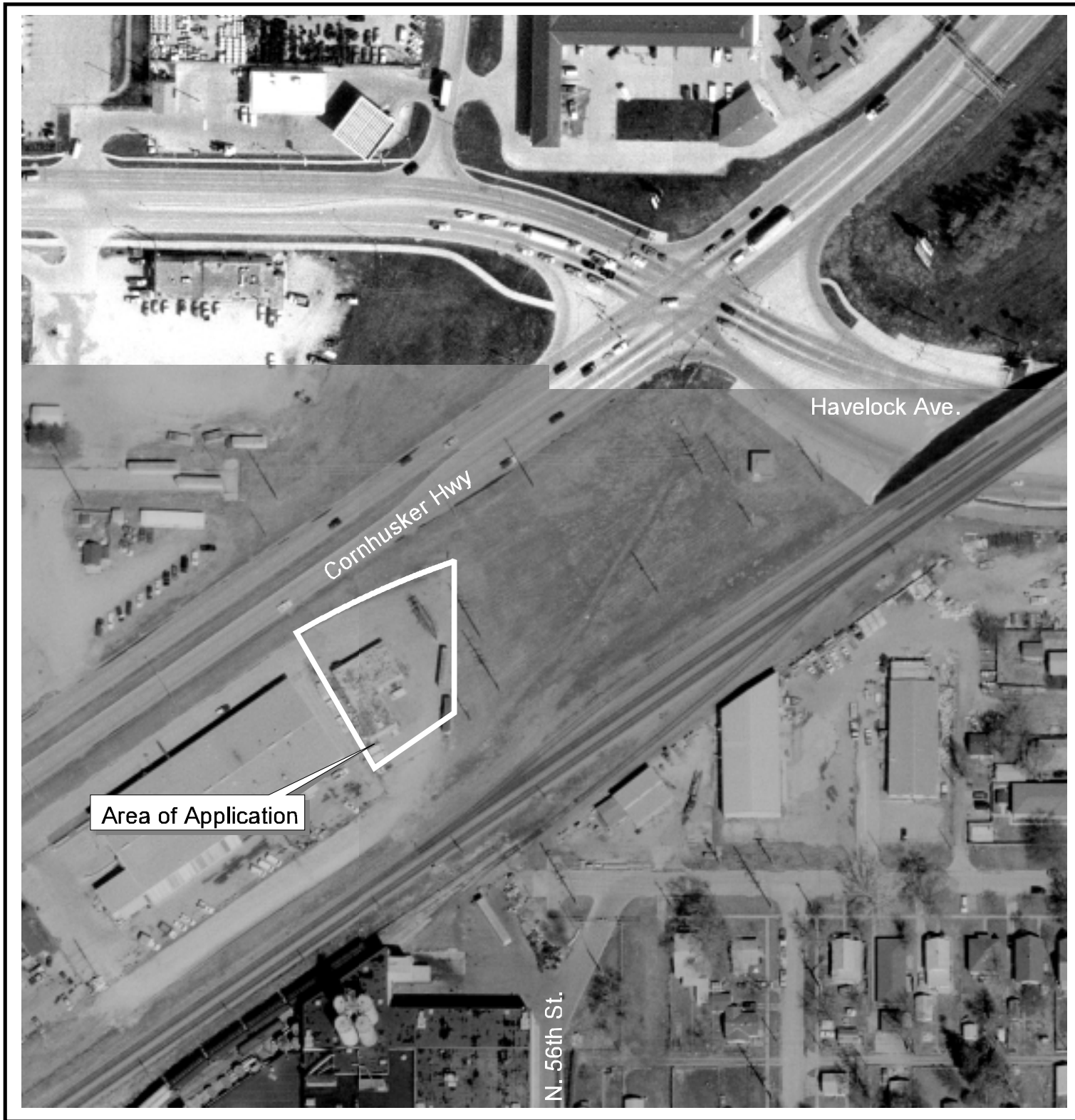
3.1.6 The permittee shall, within 10 days of written demand, reimburse the City for all direct and indirect costs and expenses as provided in Section 27.68.090, in connection with the issuance and review of this permit.

3.1.7 As a part of this approval, the permittee agrees that the permittee, successors and assigns shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, officials, boards, commissions, agents, representatives, and employees against any and all claims, suits, losses, expenses, causes of actions, proceedings, and judgements for damage arising out of, resulting from, or alleged to arise out of or result from the construction, operation, repair, maintenance or removal of the provider's facilities. Indemnified expenses shall include, but not be limited to, all out-of-pocket expenses, such as costs of suit and defense and reasonable attorney fees, and shall also include the reasonable value of any services rendered by the City Attorney's office and any employees of the City and any consultants retained by the City.

3.1.8 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

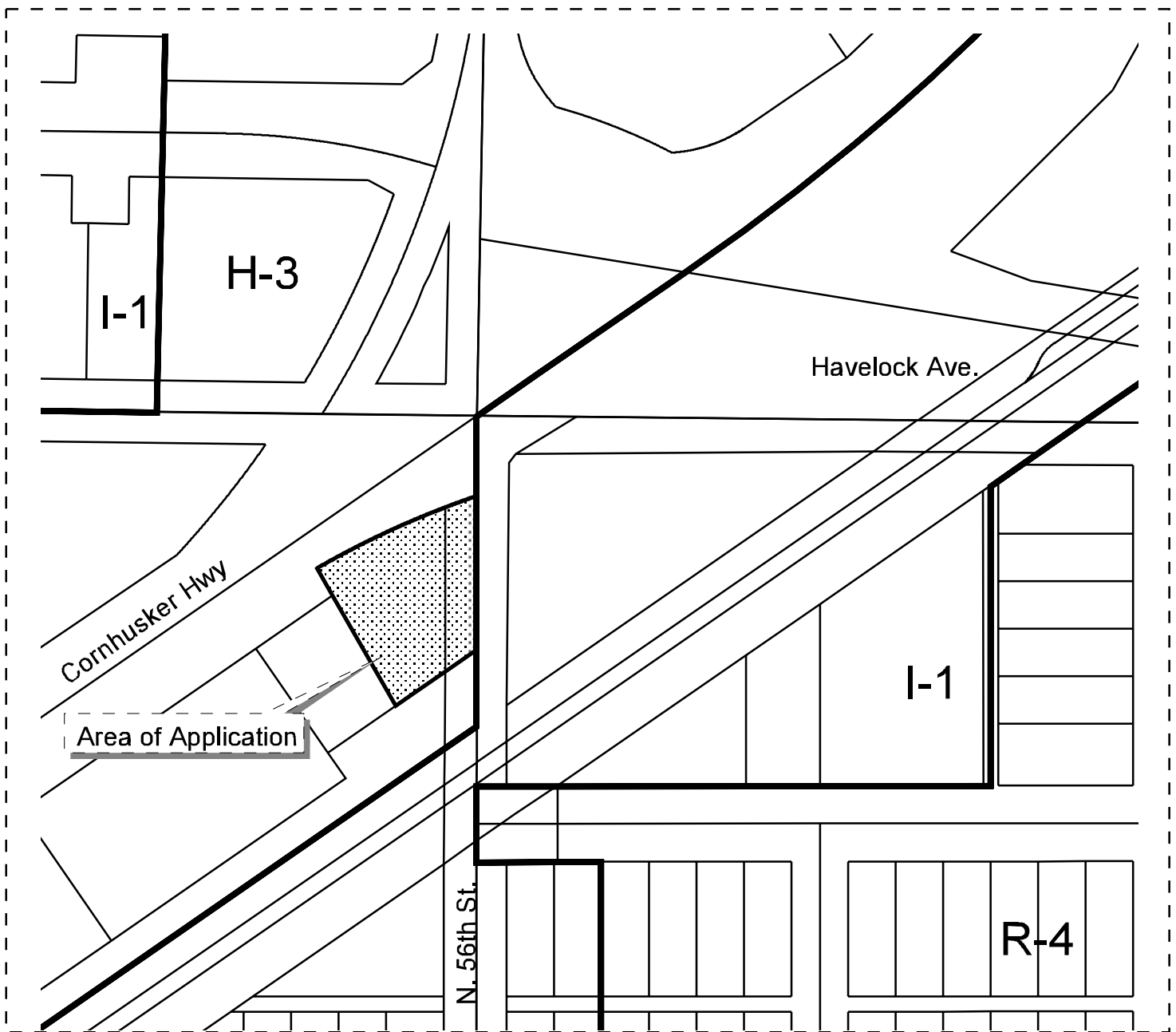
Prepared by:

Brian Will, AICP
Planner



Special Permit # 1971
54th & Cornhusker





Special Permit # 1971 54th & Cornhusker

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

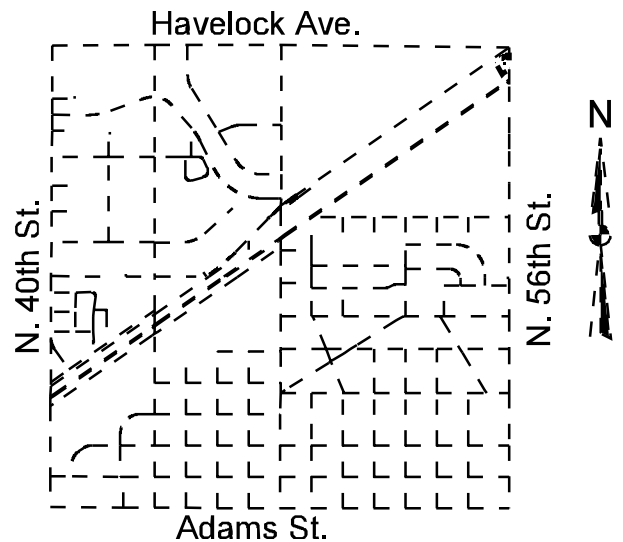
One Square Mile
Sec. 8 T10N R7E



Zoning Jurisdiction Lines

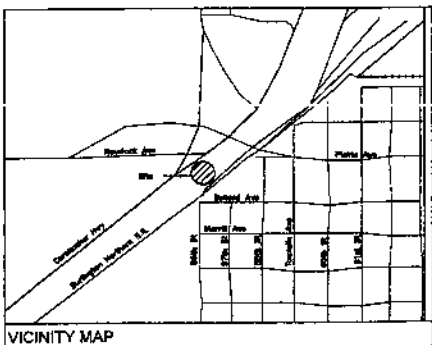


City Limit Jurisdiction



VALCOM WIRELESS

**LOTS 234, 230, VAC. CR 600, 120, & 80
NE 1/4, SEC. 8 (10-7), 6TH PM
LANCASTER COUNTY, NEBRASKA**



Nebraska Digger's Hotline
Call (3) Working Days Before You Dig!
1-800-331-5666

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1A	SITE SURVEY
C-1B	SITE SURVEY
C-2	DETAILED SITE PLAN
C-3	EQUIPMENT ORIENTATED ON PLAN
C-4A	NOTH AND SOUTH ELVATIONS
C-4B	
C-4C	LINE OF SIGHT DRAWING
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	FENCE DETAILS AND NOTES
C-8	LANDSCAPING PLAN
SHEET INDEX	

TITLE	SIGNATURE	DATE
RF ENGINEER		
ZONING APPROVAL		
SITE ACQUISITION		
COMPANY MANAGER		
CONSTRUCTION MANAGER		
PROPERTY OWNER		

APPROVAL LIST

PROJECT SUMMARY	
TOWER OWNER	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
CONSTRUCTION MANAGER	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
INDEPENDENT CONTRACTOR	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
ENGINEERING FIRM	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
SURVEYOR	COMMUNITY LAND SURVEY 1232 HIGH ST. SUITE 3 LINCOLN, NE 68502 PHONE 1-402-441-5790
SITE ACQUISITION	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
RF ENGINEER	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
ZONING	VALCOM WIRELESS 14801 N.W. 126TH MALCOLM, NE 68402 PHONE 1-402-416-4498
ELECTRIC COMPANY	LINCOLN ELECTRIC SYSTEM 2620 FARFIELD STREET LINCOLN, NE 68501 PHONE 1-402-467-7608
TELEPHONE COMPANY	ALLTEL 500 SOUTH 16TH STREET LINCOLN, NE 68508 PHONE 1-402-436-5517

VALCOM
WIRELESS

ISSUED BY:		DESIGNED BY:	
DATE:		DATE:	
BY/REV:		BY/REV:	
PROJECT:		PROJECT:	
SHEET NO.:		SHEET NO.:	
SHEET NAME:		SHEET NAME:	
54TH & CORNHUSKER		54TH & CORNHUSKER	
SHEET TITLE:		SHEET TITLE:	
TITLE PAGE		TITLE PAGE	
SHEET NUMBER:		SHEET NUMBER:	
Z-1		Z-1	
SHEET NO.:		SHEET NO.:	
0		0	

Lots Eighty (80), and One Hundred Twenty (120) of Irregular Tracts, located in the Northwest Quarter (NE $\frac{1}{4}$) of Section 7, Township 10 North, Range 7 East, of the 9th P.M., Lancaster County, Nebraska, returned as instrument No. 66-6721 in the Register of Deeds Office, Irregular Lot 230 and 234 respectively.

Lots Eighty (80), and One Hundred Twenty (120) of Irregular Tracts, located in the Southwest Quarter (SW $\frac{1}{4}$) of Section 8, Township 10 North, Range 7 East, of the 9th P.M., Lancaster County, Nebraska, returned as instrument No. 66-3560 in the register of Deeds Office, The South Half of the Southeast Quarter Road No. 800 adjacent to Lot 230 of Irregular Tracts in the Northwest Quarter of Section 8, Township 10 North, Range 7 East of the 9th P.M., Lancaster County, Nebraska.

West part of Lot 120, and SO of Irregular Tract, located in the Northwest Quarter of Section 8, Township 15 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, being more particularly described as follows:

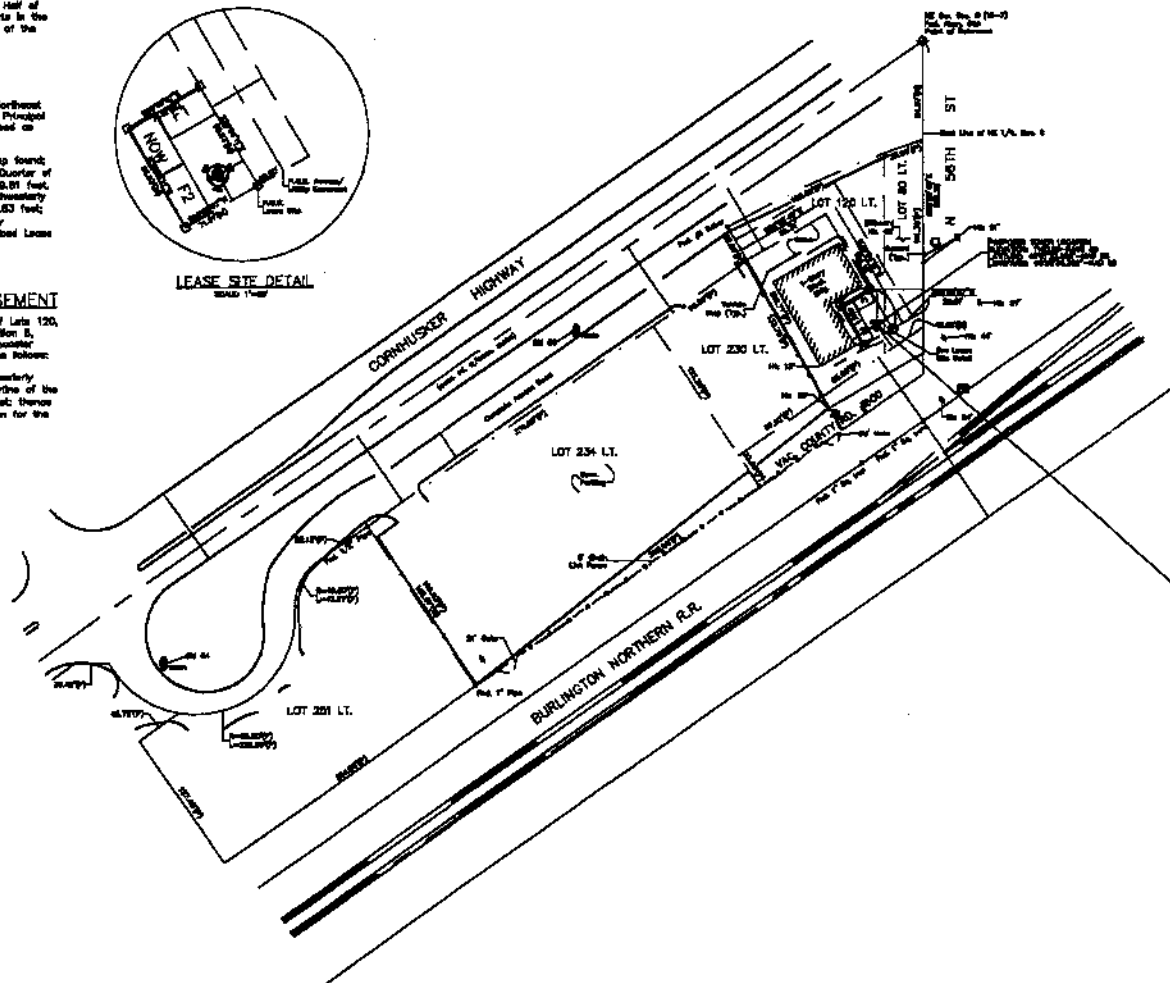
Referring to the Northwest corner of said Section 8, a monument was found; thence southerly S 67°09'46" E, on the East Row of the Northeast Quarter of said Section 8, 232.22 feet; thence easterly E 87°08'07" N, 20.81 feet; thence northerly N 87°08'07" W, 18.81 feet; thence southerly S 87°04'11" W, 86.83 feet; thence northerly N 87°08'07" E, 71.81 feet; thence southerly S 30°04'11" E, 86.83 feet, to the Point of Beginning for the described Lane 27c.

Considering a total computational error of 7.067 % - P_{max} more or less.

An Above/Under Equipment 20 tent is also located in that part of Lots 120, and 80 of Irregular Tracts, located in the Northern Quarter of Section 5, Township 10 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, the surface line more particularly described as follows:

Referring to the Southwest corner of said Lower 812, thence northerly N 89°28'07" E, 10.00 feet, to the Point of Beginning for the eastside of the described easement; thence northerly N 30°06'11" E, 124.18 feet; thence southeasterly S 89°03'48" W, 88.31 feet, to the Point of Termination for the centerline of the described easement.

H3—Major Commercial

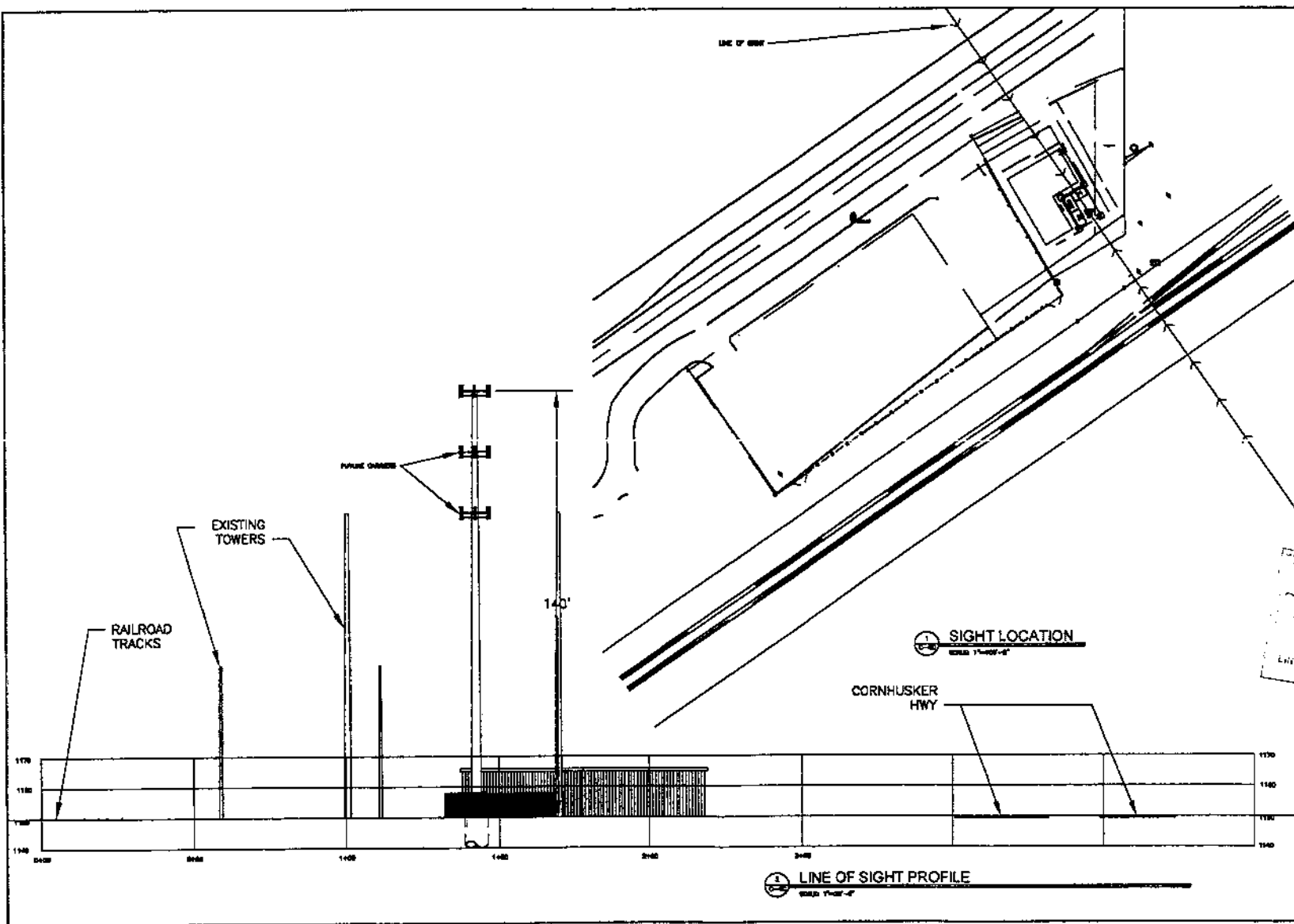


1 SITE SURVEY
02-1 8050 1" = 100'-0"

VALCOM
WIRELESS

REPORT NO.		OFFICE NO.	
15		142	
SUBJECT			
DATE	LOCATION		NUMBER
10/20/68	JACKSON		1
MAR 22 1969			
N. CITY/LANGRISH ST.			
PLANNING DEPARTMENT			
PROJECT NO.			
SITE NAME			
54TH & CORNHUSKER			
TRACT NO.			
SITE SURVEY			
SHEET NUMBER			0
C-1A			0

VALCOM WIRELESS



DATE	BY	CHK'D BY
DATE	BY	CHK'D BY
DATE	BY	CHK'D BY

MAR 22 2002
LINCOLN CITY/LANCASTER CO.
PLANNING DEPARTMENT

PROJECT NO.
SITE NAME
54TH & CORNHUSKER
SHEET TITLE
ELEVATIONS
SHEET NUMBER
C-4C
0

VALCOM WIRELESS CONSTRUCTION, Inc.

Cellular
Microwave
2 - Way
F.M., A.M.

REQUEST FOR WAIVER

HONORABLE CITY COUNCIL
LINCOLN/LANCASTER PLANNING DEPT.
555 S. 10TH ST. SUITE 213
LINCOLN, NE. 68508
RE: FALLZONE SETBACKS

We at Valcom Wireless Const., have reviewed all Fall Zone distances to Adjoining property to proposed communications site located at 5401 Cornhusker Highway. Our reviews have been directed to the primary adjoining public utility companies, (Lincoln Electric Service), as well as (Burlington Northern Railway), nearest adjoining property to our proposed monopole communications facility. As the property surrounding the proposed facility area is concrete parking to the property boundary.

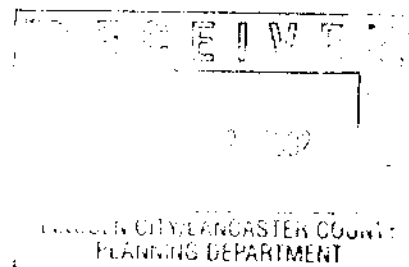
The distance to the access to these utility companies is (20' 11") feet at the shortest point, with elevation of our proposed communication support structure being (140') feet, which makes the standard setback at (70'). We cannot achieve this distance from anywhere in the proposed site location.

We also reviewed the possibility of locating onto, or designing a new (EIA) approved support structure to the tallest existing Electrical Transmission support Structure, (91'). The feasibility of achieving this goal was discussed with engineers For Transmission, (Lincoln Electric Service). The result of this research produced the undesirable condition that this High Voltage Transmission line would have to be shut down (turned off), for any maintenance operations at the communications facilities sharing the support structure. This would create service interruption to all the Industries/Corporations depending on this Transmission Line.

We hereby request a waiver of FALL ZONE SETBACKS for this particular proposed communications facility.

Respectfully
Terrance E. Jones
Valcom Wireless Const. Inc.

P. O. Box 81883
Lincoln, NE 68501
(402) 796-2373
Fax (402) 796-2615



VALCOM WIRELESS CONSTRUCTION, Inc.

Cellular
Microwave
2 - Way
F.M., A.M.

REQUEST FOR WAIVER

**HONORABLE CITY COUNCIL
LINCOLN/LANCASTER PLANNING DEPT.
555 S. 10TH ST. SUITE 213
LINCOLN, NE. 68508
RE: LANDSCAPE SCREENING**

We at Valcom Wireless Const., have reviewed all possible line of sight Viewpoints of proposed communications site at 5401 Cornhusker Highway. Our reviews have been directed to the feasibility of Landscaping (planting of Deciduous and coniferous evergreen trees), so as to provide a property enhancing Screen to our proposed monopole communications facility.

As the property surrounding the proposed facility area is concrete parking to the property boundary, planting and grooming of coniferous trees becomes an impediment of accesses for all adjoining property parties, (LES, Burlington R.R., Bryant AirConditioning & Heating).

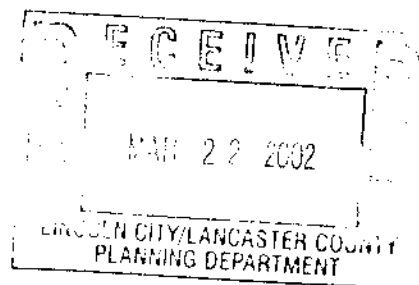
We have reviewed proposed property boundaries for possibility of planting Coniferous trees at perimeters of Concrete Parking, only to find these boundaries as accesses for maintenance to Billboard advertising, Lincoln Electric Aerial Transmission support Structures, Burlington R.R. Tracks, and the owners accesses Of their own property.

We are willing to provide screening in any economically feasible means, such as slate in proposed chain link security fences or any type of privacy fencing that provides adequate security. Reviews of all adjoining properties have shown that there are no residential properties within ¼ mile of proposed facility.

We hereby request a waiver of landscaping on this particular proposed communications facility.

**Respectfully
Terrance E. Jones
Valcom Wireless Const. Inc.**

**P. O. Box 81883
Lincoln, NE 68501
(402) 796-2373
Fax (402) 796-2615**

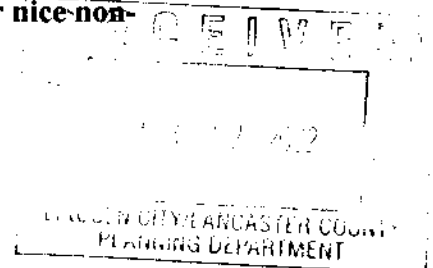


27.68.080 Location Preferences

- (1) In the search ring area designated by Alltel the only public land most feasible would have been the water pumping station at approximately 51st & Cornhusker Hiway. Adequate screening of equipment would have produced High maintainance costs for snow removal, roadway access, Tree/Shrub care, etc.
- (2) In the privately owned lands in this area, McDonalds at 52nd and Cornhusker Hiway again would have produced high screening costs.
- (3) Drewel's Automotive was contacted but only available location would have produced an elongated Lease area with shelters lined up lengthwise, thus producing a long length of Trees/shrubs for screening and separation from rest of property.
- (4) Bryant Air Conditioning and Heating company offered the best screening offered the best location for screening from,
 - a. Cornhusker Highway
 - b. Other businesses in the Cornhusker hiway corridor.
 - c. Natural screening from Bryant's "L" shaped building, Billboards, Power line suspension poles adjoining property, Easy access to site, For easy maintainance, snow removal, Weed control,etc.

27.68.120 Requirements.

- (1) Tower proposed for this site is engineered for up to (5) present and Future carriers with a maximum amount of future capacity antenna Amounts, (12) Panel Antennae per carrier. Tower designed by Sabre Structures Sioux City, IA. To meet all FCC, FAA, "EIA" Standards And regulations.
- (2) The Bryant site offers the best possible parking arrangements in the Search ring area, this eliminates contaminants such as mud,dust, and Snow piles to the Cornhusker hiway corridor.
- (3) This site is exactly ½ mile from the only other communication possibility In the Havelock area, (AT&T OMH-204-07 Fire station # 5) at 3640 Touzalin Blvd.
- (4) The Firestation # 5 site was considered for a co-location site but propo-
gation maps show that it was really to close to other Alltell site #425 for best coverage of Havelock, Cornhusker corridor. Also logistics of the firestation # 5 site leaves no room either in correct heights on flagpole, or enough space for Base equipment, present or future.
- (5) Permanent shelter proposed for Bryant site will be constructed to match Other buildings on property, making it (1) less obtrusive, and(2) more cost effective for Restoration of property in the event of abandonment. (Remove tower and all attachments, replace concrete parking lot, and patch any equipment entrances), Owner gets a rather nice-non-habitable storage or other equipment shelter.

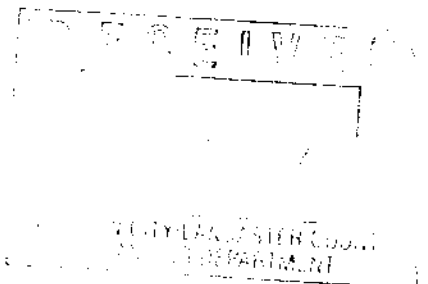


27.68.120 Requirements

- (6) A proposal herein attached shows a price for such restoration of site
For a measure of assessment of surety bond, we believe the amount
Will adequately remove the site for the next (1or2) years.

27.68.130 Non-use; Abandonment.

- (1) As previously stated that in the worst scenario, if transference of an
Abandoned facility cannot be achieved, Restoration costs would be
Considerably less than other sites with removable shelters, fences,
Driveways, turnaround, parking areas, etc.

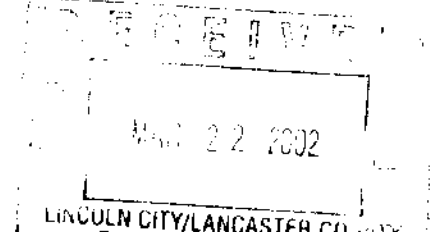


Personal Wireless Service Facilities
Application Requirements
Lincoln, Nebraska

Site Name and Number Bryant VWCLN011

- ☐ Applicant name, title, company name, address, phone.
 - x Comments: Attached Cover Sheet
- ☐ FCC license holder company name, contact name, title, address, phone.
 - x Comments: ALLTEL Communications of Nebraska
- ☐ Owner and operator company name, contact name, title, address phone.
 - x Comments: Attached Cover Sheet
- ☐ Record owner(s) of property with name, address and phone from abstractor or attorney.
 - x Comments: Attached Cover Sheet
- ☐ Statement of permission signed by record owner(s).
 - x Comments: Attached Temporary Easement
- ☐ Type of Site:
 - x Monopole
 - x Tower Attach
 - ☐ Stealth
 - ☐ Rooftop
 - ☐ Watertower
 - ☐ Other
 - ☐ Comments: Additional Equipment Platform at top to accommodate Future Carrier
- ☐ Metes and bounds description of special permit area, including tower, base equipment, parking, security barrier, and landscaping. This must refer to the legal description of the property including lot, block, subdivision, section, township, range.
 - x Comments: Attached Surveys
- ☐ Plot Plan showing the following:
 - x Tower, antenna, antenna support structure, building fencing, buffering, access, etc.
 - x Drawn to an engineer's scale so as to be legible
 - x Lot lines
 - x Lease area line
 - x Dimensions of lease area
 - x Distances front lease area to property lines
 - x Specific location and dimensions of all proposed structures and equipment
 - x Distance from all proposed structures and equipment within the lease area to the boundary of the lease area
 - x Distance from all proposed structures and equipment within the lease area to the property lines
 - x Location of all existing structures on the property
 - x Distance from the lease area to the existing structures
 - ☐ If existing Structure is within lease area, distance from proposed to existing Structures
 - ☐ Location of proposed guy wires
 - x Proposed security barrier, including type, extent and point of controlled entry
 - x Indication of anti-climbing devices on the tower, or a notation that no climbing devices will be placed on the tower below 20 feet
 - x Galvanized finish of tower

- ☐ Lighting
 - ☐ Flush mounting or screening of antennae to walls
 - x Architectural compatibility, construction, painting, or screening of antennas to match with building and or wall on which it is mounted
 - x Indication of similar color and texture of equipment buildings mounted on a roof to exterior building walls
 - ☐ Complete screening from view of roof mounted antenna and base stations by materials that are consistent and compatible with the design, color, materials, and design of the building
 - x Type of antennae—whip (no more than 7' diameter) or panel (no more than 2'x8')
 - x Notation that antenna and support structure will be designed to withstand wind force of 100mph without use of guy wires
 - x Location of all roads
 - x Location and dimensions of access to proposed facility
 - x Location and dimensions of parking to service the facility
 - ☐ Location of existing trees and shrubs
 - x Location of other significant existing site features
 - ☐ Proposed changes to the existing property including grading, vegetation removal, roads or driveways
 - x Zoning of site
 - x Zoning and land uses of adjacent properties
 - x Ground space for future carrier's equipment (1 if up to 100 feet, 2 if over 100 feet)
 - x Space on support structure for future carriers antennas
 - x Flood plain information, including elevation of platform, generator, and fuel tank, annotation that the tower will be designed to prevent collapse or lateral movement in the event of a flood, constructed with materials and utility equipment resistant to flood damage, and constructed by methods and practices that minimize flood damage
 - x Comments: Attached Architectural, Surveys
- x Sight Lines Representation:
- x Each in profile and at a legible scale
 - x From any public or private road within 300 feet of the facility to this highest visible point of the facility
 - x From the viewpoint of each residential building within 300 feet of the facility to the highest Visible point of the facility
 - ☐ Showing all intervening trees and buildings
 - ☐ If there is only one residential building within 300 feet, then at least two site lines from the closest habitable structures or public roads
 - ☐ if there is a public view corridor (Capitol View, entrance to city, view of City Landmark, vista) within 100 feet, the elements of the proposed facility that can be viewed from this public space or vista point.
 - ☐ Comments: Attached Photos& Drawings
- x Siting Elevation:
- x Dimensioned and to scale
 - x From north, south, east and west
 - x From all existing public and private roads that serve the property
 - x For a 50 foot radius around the proposed facility
- x Showing:
- ☐ Antennas, mounts, entailment enclosures, security barrier, platforms, cable rims, parking areas, and other construction or development with elevation dimensions to the



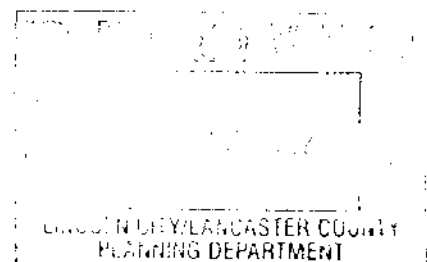
- highest point.
 - ☐ If the security barrier blocks views of the facility, it should be cut away to show the view behind the barrier
 - ☒ All existing structures on the property
 - ☐ Existing trees and shrubs at current height
 - ☐ proposed trees and shrubs, with approximate heights and time of installation dimensioned.
 - ☐ Grade changes, or cuts and fills, to be shown as original and new grade lines with two foot contours above mean sea level
 - ☒ Comments: Photos & Survey

- ☒ Photographs:
 - ☒ Before photo of each sight line from any public or private road within 300 feet, in color. 8 1/2 by 11.
 - ☒ After photos showing antennas, mounts, equipment, cables, and security barrier, in scale with the scale indicated on the photo, from public roads and residential buildings within 300 feet.
 - ☒ Comments: Attached Photos

- ☒ Landscape Plan:
 - ☐ Meeting design standards and drawn to scale
 - ☐ Showing:
 - ☐ Location and type of proposed landscape material
 - ☐ Method of planting
 - ☐ Number, botanical name, common name, design height, and design spread of material
 - ☐ Plant material shall be selected from the "Plant Material List"
 - ☒ Comments: Complete Concrete Surround

- ☒ Location Preference statement
 - ☒ "Preferred"
 - ☐ if not "preferred," the statement should describe:
 - ☐ Whether any Preferred Location Sites are located within the geographic service area
 - ☐ What good faith efforts were taken to investigate each preferred site, and why such efforts were unsuccessful
 - ☐ Why each Preferred Location was not technologically, legally or economically feasible
 - ☒ How and why the proposed site is required to meet service demands for the geographic service area and city-wide network
 - ☐ The distance between the proposed facility and the nearest residential unit, and residentially zoned properties
 - ☐ Sites in "Sensitive" locations will be considered only if the applicant:
 - ☐ Provides evidence showing what good faith efforts and measures were taken to secure a preferred or limited preference site within 1/2 mile of the facility, and
 - ☐ Demonstrates with engineering evidence why each such preferred or limited preference site was not technologically, legally or economically feasible.
 - ☒ Comments: Although ALLTEL lists it as choice D of 4 Choices is still preferred choice

- ☐ Equipment brochures:
 - ☐ Antennas
 - ☐ Antenna mounts



- ☒ Equipment shelters
 - ☒ Cables and cable runs
 - ☒ Security barrier
 - ☐ Other materials of the proposed facility, specified by generic type and specific treatment (e.g. stained wood, anodized aluminum)
 - ☒ Comments: Equipment shelters to be built on site and considered permanent non-habitable
-
- ☒ Color Board:
 - ☐ Colors and materials represented by a color board showing actual colors proposed of:
 - ☒ Antennas
 - ☒ Antenna mounts
 - ☒ Equipment shelters
 - ☒ Cable runs
 - ☐ Other construction
 - ☐ Comments:
 - ☒ Security Barrier Description:
 - ☒ Should include method of fencing, finished color, method of camouflage, and illumination,
 - ☒ Address screening of both equipment and tower base.
 - ☒ Comments: Existing Buildings hide most, Blind Slats in Fence if Required
-
- ☒ Statement indicating measures designed to minimize potentially adverse visual effects on adjacent properties.
 - ☒ Should give consideration to design, unobtrusiveness, minimum height necessary to accommodate the antenna, avoidance of artificial light, and coloring provisions.
 - ☒ Comments:
 - ☒ Maintenance and monitoring program for antennae and equipment
 - ☒ Include frequency of maintenance services, back-up service plans for disruption of service due to repair, and maintenance or monitoring activities.
 - ☒ Comments: Attached
 - ☐ Copies of environmental documents required by any federal agency
 - ☐ Comments:
 - ☒ Copies of any required FAA, state or local aviation documents.
 - ☒ Comments: Site under Elevation of FAA/LAA
 - ☒ Co-location statement
 - ☒ Also included in lease
 - ☒ Comments:
 - ☒ Fall Zone/Setbacks:
 - ☐ If the tower or equipment does not meet the required fall zone or setbacks for that area, a statement requesting relief from that requirement
 - ☐ Comments:
 - ☒ Demonstration that the antenna and support structure are safe, and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris.
 - ☒ Comments:
 - ☒ Demonstration that the antenna and support structure will be designed to withstand a wind force of 100

miles per hour without the use of supporting guy wires

x Comments: Attached Structural from Sabre corporation

- ☐ Demonstration why it is necessary from a technical standpoint to have a tower within ½ mile of any other tower.

☐ Comments Attached sheet, None within ½ miles

- x Evidence that the tower will be constructed and maintained in compliance with EIA standards

x Comments:

- x A statement indicating that the easements or licenses on the site plan will be recorded with the Register of Deeds

x Comments:

- x Surety Documentation

- ☐ In a form approved by the City Attorney, in an amount as determined by the City that guarantees the removal of the facility and the restoration of the property to its original condition.

and to guarantee the installation of landscaping.

x Amount of bond. \$10,000.00

x Comments: Attached proposal

- x Indemnity Documentation

- x In a form satisfactory to the City Attorney, that the permitted successors and assigns shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, officials, boards, commissions, agents, representatives, and employees against any and all claims, suits, losses, expenses, causes of action, proceedings, and judgments for damage arising out of, resulting from, or alleged to arise out of or result from the construction, operation, repair, maintenance or removal of the provider's facilities. Indemnified expenses shall include, but not be limited to, all out-of-pocket expenses, such as costs of suit and defense and reasonable attorney fees, and shall also include the reasonable value of any services rendered by the City Attorney's office and employees of the City and any consultants retained by the City.

x Comments: Will have drawn to meet requests from Hoppe-Harner Law Offices

RECEIVED
CITY OF CHICAGO
DEPARTMENT OF
PLANNING AND
COMMUNITY DEVELOPMENT
JAN 10 2001

ALLTEL

1440 M Street
PO BOX 81309
Lincoln, NE 68501-1309



December 7, 2001

Ms. Wes Jones
Valcom Wireless
P. O. Box 81883
Lincoln, Nebraska 68501

Dear Mr. Jones:

Please accept this letter as notice of ALLTEL's wish to co-locate on a tower to be built by Valcom Wireless in the 54th & Cornhusker Highway area in Lincoln, Nebraska

Enclosed is an Application for Co-Location and Technical Data Summary. Please let me know if you need anything else.

I look forward to working with you and Valmont Wireless. Please call me at (402) 436-4278 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Terri Dolezal". The signature is written in black ink and is located below the "Sincerely," text.

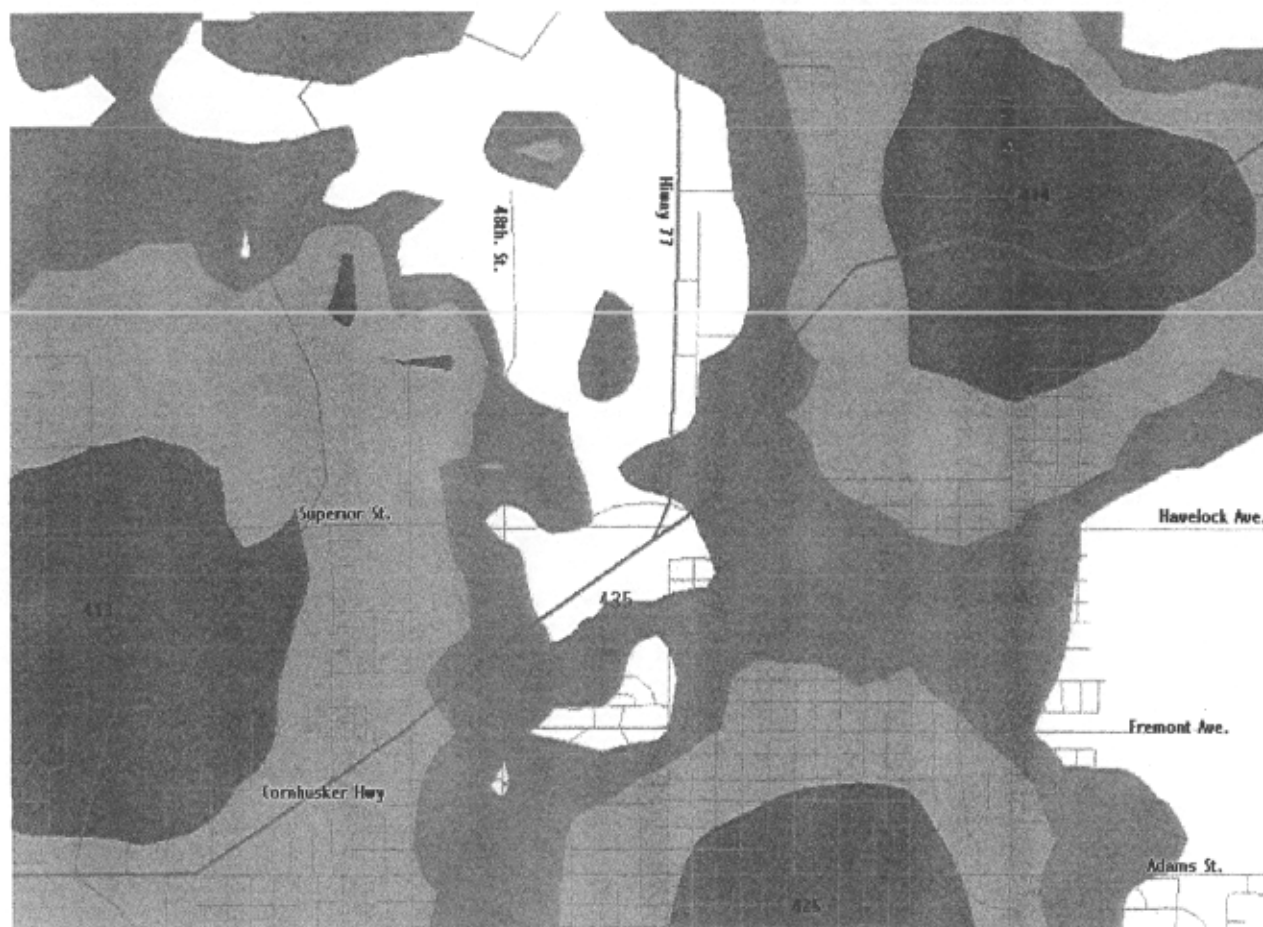
Terri Dolezal
Site Acquisition Specialist
ALLTEL

cc: Kyle Duker
Milt Wessel
Jeff Eich

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

LEGENDS

- 413 = Alltel site located at 30th & Superior (behind Lincon Composites)
- 414 = Alltel site located at 70th & Fletcher (Alltel warehouse & shops)
- 425 = Alltel site located at 63rd & Adams St. (Lincoln Northeast High School)
- 435 = Proposed Valcom site at 5401 Cornhusker (Bryant Heating & Air)

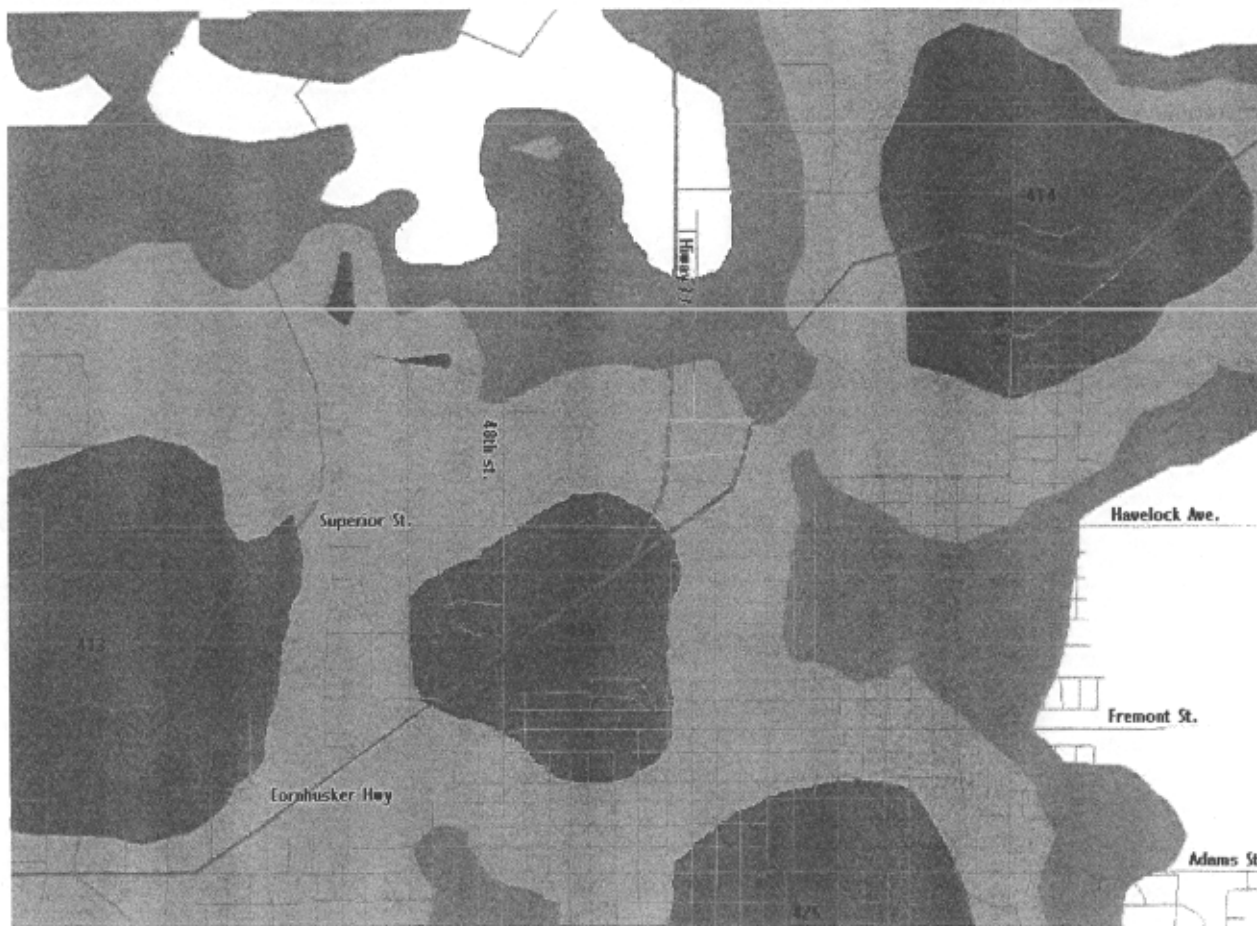




- ☐ = Poor Coverage Area
- ☐ = Fair Coverage Area
- ☐ = Good Coverage Area
- ☐ = Excellent Coverage Area





LEGENDS

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